20F.00 C-2 Mixed Use District

20F.00.01 Purpose and Intent.

The purpose of the C-2 Mixed Use District is to define and support land areas for the redevelopment of parcels in the North Central and South Central areas of the City. The intent of the City of Carmel is that all redevelopment proposals for this area should incorporate significant civic value and mercantile activity and provide opportunities to improve the fabric of the urban setting. It is further intended that the availability of C-2 zoning in this area should foster a successful public/private relationship between the City of Carmel and prospective developers, while ensuring the compatibility of any redevelopment proposals with existing building codes and zoning regulations.

20F.00.02 Tract Requirements.

Land areas shall be rezoned C-2 only upon application by the City of Carmel itself. All activities associated with commercial, transportation, service, office and residential activities shall be conducted within completely enclosed buildings in such a manner that any nuisance factors are not emitted outside of the building.

20F.00.03 Approval of Development Plan.

1. Following approval by the Carmel Redevelopment Commission, the City of Carmel shall submit for approval a Development Plan (DP) that includes the following development requirements for that property: architectural design, exterior lighting, landscaping and signage (ADLS).

2. The Director, as the staff of the Carmel Plan Commission, shall review a DP application to determine if the DP satisfies the development requirements of the C-2 District.

3. The Director must approve, approve with conditions, or disapprove the Development Plan (DP) for any tract of land in the C-2 District.

4. The Director shall hold a public hearing before deciding whether to approve or disapprove a DP. However, no DP is required for additions to existing structures which:
   a. Are attached to the existing structure;
   b. Continue the architectural design of the existing structure, including exterior color and materials; doors and windows, other detailing;

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1 Section 20F.00 amended per Ordinance No. Z-373-02; Z-453-04, §§b-ca; Z-610-16.
2 Section 20F.00.03 amended per Ordinance Z-530-09, §§g-h; Z-610-16.
c. Meet with requirements of the C-2 District;
d. Do not exceed twenty percent (20%) of the original Gross Floor Area of the existing structure, applicable from the date of this Section; and
e. Have received a prior ADLS approval from the Commission.

5. Pursuant to IC 36-7-4-1400 et seq., the Director (as the staff of the Plan Commission) is hereby authorized to conduct a public hearing to determine whether the Development Plan complies in all respects with the Zoning Ordinance and any commitments made by the owner of the real property under IC 36-7-4-613. The Director shall then make written findings concerning his or her decision to approve or disapprove the Development Plan, and the Director is hereby designated as the official who is responsible for signing the written findings.

6. The approval or disapproval of a Development Plan by the Director under this Section 20F.0.3 is a final decision of the Commission that may be reviewed only as provided in IC 36-7-4-1016. After initial approval of the architectural design, exterior lighting, landscaping and signage (ADLS) under this Section 20F.0.3, the ADLS shall not be materially or substantially changed or altered without the prior approval of the Commission under its rules of procedure.

7. **Zoning Waiver.** The applicant may apply for a Zoning Waiver of the dimensional and quantitative standards of the C-2 District by not greater than thirty-five percent (35%), consistent with requirements set forth below:
   a. The proposal shall be in harmony with the purposes and the land use standards contained in this chapter;
   b. The proposal shall enhance the overall Development Plan, the adjoining streetscapes and neighborhoods, and the overall City’s Central Business District.
   c. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the Development Plan and the City’s Central Business District, and shall not adversely affect emergency vehicle access or deprive adjoining properties of adequate light and air.
   d. The proposal exhibits extraordinary site design characteristics, including, but not limited to: Increased landscape treatment, tree preservation, public art, provisions for bicycles and/or mass transit, reduced surface parking coupled with provisions for above or below ground parking facilities.
   e. In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of this chapter. This subsection does not affect the right of an applicant under Indiana law to petition the Board for a variance from development standards, as provided in IC 36-7-4-918.5 and this Zoning Code.

### 20F.01 Permitted Uses:

See Appendix A: Schedule of Uses.

- **20F.01.01 Minimum Area Requirements:** None.
- **20F.01.02 Other Requirements:** None.

### 20F.02 Special Uses & Special Exceptions:

A. Other uses similar and comparable to the C-2 permitted uses specified in Appendix A: Schedule of Uses.

B. See Chapter 21: Special Uses & Special Exceptions for additional regulations.

- **20F.02.01 Minimum Area Requirements:** None.
- **20F.02.02 Other Requirements:** None.

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1 Section 20F.01 amended per Ordinance No. Z-415-03, §bb.
2 Section 20F.02 amended per Ordinance No. Z-415-03, §bc; Z-453-04, §cb.
Accessory Buildings. (See Chapter 25: Additional Use Regulations for additional requirements.)

Accessory buildings shall not be allowed except:

A. Pursuant to a developmental standards variance; or

B. As stated in Section 20F.06.02; or

C. Detached garage units approved as part of the ADLS.

Height and Area Requirements. (See Chapter 26: Additional Height, Yard, & Lot Area Regulations for additional requirements.)

Maximum Height: Seventy-five (75) feet, comprising no more than six (6) stories. Floor-to-ceiling height shall be a minimum of ten (10) feet at the first story and eight (8) feet at the second and higher stories.

Maximum Height shall be reduced to thirty-five (35) feet when adjacent to or across a public right-of-way from single family residences. If a Development Plan includes multiple buildings, the reduced building height shall only apply to the building(s) adjacent to or across a public right-of-way from single family residences.

Streetscape and Landscaping Requirements.

Street Lighting. Street Lighting shall be provided along all public streets within the right-of-way, per the standards of the City of Carmel.

Landscaping shall be designed in accordance with the adopted landscaping style and species palette established for the City Center by the City of Carmel Redevelopment Commission.

Shade trees shall be planted along all streets within the rights-of-ways, parallel to the street. Species, size, and installation shall be per the standards of the City of Carmel.

Perimeter Bufferyards.

1. Bufferyards shall be required along any side and/or rear lot line abutting a side or rear lot line of detached single family residences and shall extend the entire length of the lot line.

2. The minimum Bufferyard width shall be equal to the building height of the nearest building to each side or rear lot line, not to exceed thirty-five (35) feet.

3. The minimum planting standard shall be Bufferyard C as set forth in the Perimeter Bufferyard Table prescribed in Section 33.05(A): Perimeter Bufferyards.

Landscaping Installation and Maintenance.

1. Installation. All required landscaping pursuant to the ADLS approval shall be installed prior to the issuance of a Certificate of Occupancy by the Department Administrator. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond for an amount equal to the total cost of the required landscaping prior to the issuance of the Final Certificate of Occupancy.

2. Maintenance. It shall be the responsibility of the owners and their agents to insure proper maintenance of the landscaping, in accordance with the standards set forth in the Development Plan. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

Fencing; Dumpsters and Refuse Areas.

Fencing shall not be allowed except pursuant to a developmental standards variance.

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5 Section 20F.03 amended per Ordinance No. Z-373-02.
6 Section 20F.04 amended per Ordinance No. Z-476-05, §c; Z-610-16.
7 Section 20F.05 amended per Ordinance No. Z-365-01; Z-373-02. Section 20F.05.03 renumbered per Z-373-02; Z-610-16.
8 Section 20F.06 amended per Ordinance No. Z-610-16.
20F.06.02 Each building shall provide a fully screened and gated dumpster enclosure of sufficient size to fully contain all trash and recycling dumpsters and/or compaction units. The screened enclosure shall be connected to the main structure in such a way that no refuse is moved across the site before it is removed by a refuse service. However, if it is not feasible for the required dumpster or compaction unit to be connected to the main structure, then it shall be enclosed and screened with a combination of brick masonry walls and landscaping.

**20F.07 Parking**

20F.07.01 Notwithstanding Section 27.05 of the Zoning Ordinance, the minimum number of parking spaces to be provided in the C-2 District shall be computed as follows:

(a) one and one-half (1.5) spaces per dwelling unit; and

(b) four (4) spaces per 1,000 square feet of retail floor space.

Except as provided in Section 20F.07.02 below, the rules set forth in Section 27.01 through 27.04 of the Zoning Ordinance shall apply in computing the number of required parking spaces, and in determining the location and construction thereof.

20F.07.02 Off-street parking areas for two (2) or more different uses may be provided collectively, if the total number of spaces provided is not less than the total of the minimum required spaces for each individual use. Combined parking shall be designed and constructed so as to create a desirable, efficient and well planned off-street parking area with functional and aesthetic value, attractiveness and compatibility with adjacent land uses. Sharing of off-street parking areas is permitted where it is proved that two (2) adjacent buildings have uses that require parking at complementary times of the day or days of the week. In addition, on-street parking spaces may, if available and adjacent to the lot of the use, be counted as part of the total parking spaces required by this Section 20F.07.

20F.07.03 Bicycle parking shall be per Section 27.06 of the zoning ordinance.

**20F.08 Architectural Design Requirements**

20F.08.01 Buildings shall be designed and constructed in accordance with the adopted architectural style and materials palette established for the City Center by the City of Carmel Redevelopment Commission.

20F.08.02 Principal Buildings must be faced on all sides with brick, stone, or similarly detailed precast concrete and trimmed in metal, stone, precast concrete, wood, EIFS, or fiber cement.

23F.08.03 Use of EIFS and fiber cement products shall be limited to upper floor trim or accent material only.

23F.08.04 Rooftop mechanical and telecommunication equipment shall be fully screened on all sides using parapets, penthouse screens or other similar method and which are integrated into the overall building design and approved by the Commission.

**20F.09 Permanent Signs**

20E.09.01 All permanent signs in the C-2 District shall be designed and constructed in accordance with the adopted architectural style and materials palette established for the City Center by the City of Carmel.

20E.09.02 Except as noted below, the placement and number of permanent signs shall be in accordance with the project standards established by the City of Carmel Redevelopment Commission.

20E.09.03 Sign size and design shall be per Chapter 25.07: Sign Ordinance.

20E.09.04 All Signs must fit within the horizontal and vertical elements of the building and may not obscure details of the building.

20E.09.05 No sign shall extend above the cornice line of the building.

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9 Section 20F.07 amended per Ordinance No. Z-610-16.
10 Section 20F.08 amended per Ordinance No. Z-373-02.
11 Section 20F.09 adopted per Ordinance No. Z-373-02; Z-561-12.
## CHAPTER 20F: C-2/MIXED USE DISTRICT
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*as amended per Z-365-01; Z-373-02; Z-415-03; Z-453-04; Z-476-05; Z-530-09; Z-561-12; Z-610-16*

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